



Entered on Docket  
February 25, 2010

A handwritten signature in dark ink, appearing to read "Linda B. Riegle".

Hon. Linda B. Riegle  
United States Bankruptcy Judge

**WILDE & ASSOCIATES**

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HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation,  
Mortgage Asset-Backed Pass-Through Certificates Series 2007-PA2  
09-75129

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In Re:

Tan Y. Mar and Milagros Mar

Debtors.

BK-09-22331-lbr

Date: 2/17/10  
Time: 10:30am

Chapter 13

**ORDER VACATING AUTOMATIC STAY**

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the  
2 above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to  
3 Secured Creditor HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities  
4 Corporation, Mortgage Asset-Backed Pass-Through Certificates Series 2007-PA2, its assignees and/or  
5 successors in interest, of the subject property, generally described as 9573 Orca Street, Las Vegas, NV  
6 89123, and legally described as follows:  
7

8 Lot fifty five (55) in Block one (1) of PACIFIC RICHMAR RANCH, as shown by Map thereof  
9 on file in Book 77 of plats page 86 in the office of the County Recorder of Clark County  
Nevada.

10 IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall give  
11 Debtors at least 7 business days' notice of the time, place and date of sale.

12 IT IS FURTHER ORDERED, ADJUDGED and DECREED that no sale shall occur prior to 30  
13 days after the entrance of this order.

14 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Secured Creditor hereby  
15 withdraws its secured Proof of Claim filed in this matter. The Secured Creditor shall notify the Trustee of  
16 the completion of the foreclosure sale. If applicable, Secured Creditor may thereafter amend its secured  
17 Proof of Claim to an unsecured Proof of Claim no later than forty-five (45) days after the foreclosure sale.

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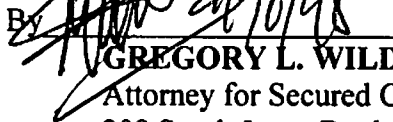
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1 IT IS FURTHER ORDERED that in the event a Notice of Default was recorded against this  
2 particular property prior to July 1, 2009, the Debtor(s) can promptly submit a copy of this Order to the  
3 State of Nevada, Foreclosure Mediation Program and the Order will be construed as an agreement  
4 between the Secured Creditor and Debtor(s) that they have voluntarily agreed to a mediation under the  
5 Nevada State Foreclosure Mediation Program pursuant to Rule 6 of said program. The necessary  
6 information can be accessed at "http://www.nevadajudiciary.us/".  
7

8 DATED this \_\_\_\_ day of \_\_\_\_\_, 2010.

9 Submitted by:  
10 **WILDE & ASSOCIATES**

11 By   
12 **GREGORY L. WILDE, ESQ.**  
13 Attorney for Secured Creditor  
14 208 South Jones Boulevard  
Las Vegas, Nevada 89107

15 APPROVED / DISAPPROVED

16 \_\_\_\_\_  
17 Elizabeth R. Deflyer  
18 1020 Garces Ave.  
Las Vegas, NV 89101  
Attorney for Debtor(s)

19  
20 APPROVED / DISAPPROVED

21 \_\_\_\_\_  
22 Rick A. Yarnall  
23 701 Bridger Avenue #820  
Las Vegas, NV 89101  
Chapter 13 Trustee  
24  
25  
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1 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

2 ☐ The court waived the requirements of LR 9021.

3 ☐ No parties appeared or filed written objections, and there is no trustee appointed in the case.

4 ☐ No parties appeared or filed written objections, and the trustee is the movant.

5 ☒ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a  
6 copy of this proposed order to all counsel who appeared at the hearing, and any trustee  
7 appointed in this case, any unrepresented parties who appeared at the hearing, and each has  
8 approved or disapproved the order, or failed to respond, as indicated below:

9 Debtor's counsel:

10 ☐ approved the form of this order ☐ disapproved the form of this order

11 ☐ waived the right to review the order and/or ☒ failed to respond to the document

12 ☐ appeared at the hearing, waived the right to review the order

13 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

14 Trustee:

15 ☐ approved the form of this order ☐ disapproved the form of this order

16 ☐ waived the right to review the order and/or ☒ failed to respond to the document

17 ☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all  
18 counsel who appeared at the hearing, and any trustee appointed in this case any unrepresented  
19 parties who appeared at the hearing, and each has approved or disapproved the order, or failed to  
20 respond, as indicated below.

21 Debtor's counsel:

22 ☐ approved the form of this order ☐ disapproved the form of this order

23 ☐ waived the right to review the order and/or ☐ failed to respond to the document

24 ☐ appeared at the hearing, waived the right to review the order

25 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

26 Trustee:

☐ approved the form of this order ☐ disapproved the form of this order

☐ waived the right to review the order and/or ☐ failed to respond to the document

☐ I certify that I have served a copy of this order with the motion, and no parties appeared or filed  
written objection.

Submitted by:

/s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

Attorney for Secured Creditor